



Town of Arlington, Massachusetts
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Minutes 06/28/2007

Commissioners Present: S. Makowka, J. Worden, B. Cohen, M. Penzenik,
 A. Frisch arrived at 8:42pm

Commissioners Not Present: M. Hope Berkowitz, Y. Logan, M. Potter

Guests: M. Krepelka, D. Hodge, J. Devlin, H. Krepelka, M. Davidson-Bloh, H. Davidson, S. Sawaya, D. MacArghur, M. Lamont, C. Lockery, S. Smith, J. Salocks

1. Meeting called to order 8:15pm. S. Makowka, M. Logan, and A. Frisch appointed to Pleasant Street Historic District Commission. S. Makowka, B. Cohen and A. Frisch appointed to Avon Place Historic District Commission. S. Makowka, A. Frisch, B. Cohen, M. Logan appointed to Mt. Gilboa/Crescent Hill Historic District Commission.
2. Approval of Minutes – S. Makowka moved to postpone approval to next month. Voted to table unanimously May 24, 2007 minutes until July 26, 2007 meeting.
3. Communications –
 - a. Russell Street Renovations (30 and 40 Russell Street)
 - b. Call re: 109 Westminster Ave. proposed work
 - c. E-mail re: 3 Westmoreland Ave. proposed work
 - d. Call re: house demolition (not in District)
 - e. S. Makowka received call from 151 Lowell St. re: garage proposal
 - f. Request for CONA for 8 Oak Knoll – Carol will resend to Beth
 - g. B. Cohen received call from J. Nyberg re: gutter change, not decided to do
 - h. 187 Lowell Street Board of Survey request
4. New Business
 - a. Continuation of Formal Hearing re: 159 Pleasant St. (MacArthur) re: renovation of barn to turn into a residence. Existing front elevation is not changing at all. Replacements to match existing conditions. New door on side elevation. Windows 6 over 1 – not all original. Brick foundation. Revised plan to incorporate some of the issues. Centering it was to appease building department. It doesn't matter to them. New drawing brought forward, but not centered. Tried to incorporate comments re: windows on 2nd floor. 1 window vs. 2 windows in gable on 2nd floor on south elevation. S. Makowka asked if Commissioners had gone to site to see markers and for comments. J. Worden said impression he had on touring the site was that you didn't have to bring it that far forward to accommodate the addition. The decision to seek a 15 foot advance of the barn is governed by the size of the addition and the setback requirements. B. Cohen said it's still set back from the house. B. Cohen had no comments and thought it was fine. M. Logan said no comments. S. Makowka spent a lot of time looking around at site lines and this is a change and very important to Commission to be sure subsidiary structures don't become primary structures. A little concerned about moving house to right, likes moving forward in existing front and back location. Moving it 15 feet is a significant setback to house and deeper front yard. Another consideration on impact is in terms of windows – blocking views, elevation of windows – depression of barn to house they won't line up with the house windows – at least mitigate some of the impact on house. Natural extension of property to stone wall and maybe an option to build back if purchased property from neighbor. Carriage house preservation is important. Wants to preserve front façade as much as possible. A. Frisch arrived and commented that moving it forward 15 feet didn't strike him as disproportionate as long as the building doesn't get any taller. H. Krepelka (abutter to right) asked about square footage of house once finished. Re: view of house – sees three trees planted on property lines but S. Makowka reminded that trees and landscaping are excluded from our review. Encouraged better accommodation for parking. Suggest working with neighbors – going to need to have variance approved so probably working with neighbors. H. Krepelka asked if variance not granted with ZBA because of moving house forward only, do the applicants need to come back to us for approval. Square footage 2400 SF. Main house 1900 SF. Dawn Devlin & Dawn Hodge also present. Abutter to left questioned relationship of 163 Pleasant St. to where house is being proposed to being removed. Secondly – if variance has to be applied for setback on left side. If you didn't move house forward, in effort not to impact house one either side. Why not getting variance on rear setback. Point is why is board considering barn to be moved forward

until variance is made for application for setback – under the law they can't process application until it's been approved by us. Requesting denial to move structure. Changes in a District cannot be historically inappropriate – not necessarily to freeze everything in time. There are some changes to properties. Appropriate in historical context.

Weighing various considerations. Preservation & adaptive reuse of buildings is encouraged. Abutter said at least architect should locate other property on plans. Does barn have required setbacks now – answer is no, but it would be grandfathered. 20 feet to rear property line. Depth of addition is 15 feet, only 5 feet then to rear property line. When moving would be gaining a basement, but not a habitable basement, will have some storage and machinery, etc. If addition were not put on, what would be square footage for existing square footage – 750sf. Error 525sf addition on rear – S. Makowka asked about elevation. Discussion over 500 square feet. S. Makowka replied that we're charged whether this change is inappropriate to the district. Important characteristics we want to maintain – is this change appropriate? – from Pleasant St. the massing doesn't change. From Gray St. you certainly do see a change of the massing. S. Makowka said 163 Pleasant Street needs to be incorporated into plans – we don't see it on that plot plan.

The change of not moving the barn to the right is significant and we need to consider the effect on the neighbor on the other side. M. Penzenik questioned about balcony. Development is pretty substantial on rear of house – how deep is it? – 5 feet. Comment while it's cute, more in arts & crafts style rather than period or simplicity of the barn.

Secondarily, really skeptical that brackets will keep it up. Just preliminary sketch according to applicant. The character is what's wrong. B. Cohen asked if it is essential to the house. S. Makowka asked about materials – more detailed with types of materials, etc. H. Krepelka asked if structure collapsed during move what would happen – it would not give anyone a free pass and would have to be approved again. The Swan House is very early, only house on all of Pleasant Street of that vintage on its original location. Pinpointed differences – for 500 sf on property would want HDC to look at significance of this property. Renovate and sell it without moving the barn. Look at that because if you can't justify use. Applicant's mother asked to compromise so these neighboring houses aren't affected so much, maintain its farm-like look and not move and make additional structure. S. Makowka asked to continue hearing and to see plot plan, topographical model showing Gray, Pleasant abutters, wall, etc. Issue about proposed L, balcony seen from Gray Street. 163 and Gray Street houses should be located on the plot plan and models also. S. Makowka suggested that we need 1 more hearing and proposed to continue to July hearing. So voted.

b. Formal Hearing re: 239 Pleasant St., cancelled per applicant

c. Formal Hearing re: 72 Crescent Hill Ave. (Lamont) Window frame on side elevation, but not used as a window.

Think house originally faced Montague. Probably was second window at one time. Now just creates moisture problems and an eyesore. Cellar door inside. Clapboards don't line up. B. Cohen said no objection to removing frame. Applicant said she doesn't want window there and would prefer clapboard. Make sure clapboard is weaved in and staggered. Shutters – several basically disintegrating. Can get exact duplicate wooden shutters. S. Makowka said be sure they're installed correctly on the house. Blinds are supposed to be facing in to the house when they're open. Replacing wood shutters to matching dimensions. M. Penzenik commented that builders put shutter on wall next to window casing. Should overlap window casing. Last issue is garage door. Garage is very old, rusted tin garage. Terribly rusted and dangerous. Ultimately would like to remove structure. On three sides, at least 2-18 inches of rust – one dog injured. Would love to remove – S. Makowka said not a contributing structure, would allow removal. Tin Garage & vinyl shed are not contributing structures and old chicken coop would be considered possibly a historic structure. S. Makowka would make motion to approve demolition of two structures, but not chicken coop.

Would need to see more detail on chicken coop renovation plan. S. Makowka moved that the Mt. Gilboa/Crescent Hill Historic District Commission, having fully reviewed the application before it, finds that the project under consideration to remove existing window frame on side of house, replacement with clapboard woven in, replacement of deteriorated shutters w/wood shutters sized to match as close as possible (w/in _ inch), hung in existing location with matching hardware, and removal of two ancillary structures (Vinyl sided shed and tin garage), will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by J. Worden, voted unanimously. Discussion regarding renovation of chicken coop. Want to preserve design to extent maintaining existing fabric. Monitor appointed – B. Cohen

d. Formal Hearing re: 50 Pleasant Street. Replace damaged fascia board on front of house with similar material.

Remove rotting wood gutters on front of building and replace with new copper gutters and downspouts (copper being consistent with the period). S. Makowka said upkeep is an issue for the town. B. Cohen said copper gutters would not be appropriate for an 1832 house. Very prominent location, will impact this 1832 farm house. J. Worden moved that the Pleasant Street Historic District Commission, having fully reviewed the application before it for the replacement of copper gutters with wood gutters be denied but that the approval be with the wording "similar material" and that the gutters approved be wood material. Seconded by M. Logan. S. Makowka abstained. Voted approval by others.

e. Formal hearing re: 25 Avon Place (Smith) re: replacement of wooden gutters with copper gutters. Copper appropriate for house of that age and style. Applicant brought profile sample. All gutters including around porches to be replaced. 4 inch on lower, 5 inch on upper roof. All half round gutters. M. Penzenik didn't like the bracket. She personally doesn't like the clips shown. S. Makowka asked if a half round gutter is appropriate. Answer was yes. J. Worden asked about how corners will look – mitered corner is what we need. S. Makowka asked about front fascia.

Difference w/house on Maple St. was that it had a flat fascia, not a decorative fascia that died into the wood gutter. S. Makowka has difficult seeing how that will blend. It won't die in anymore, will have to put copper end cap. S. Makowka asked architect if some way to minimize. May have to put new fascia. Need to have contractor who specialized in this type of work. Carpenter subcontracting w/gutter guy. B. Cohen would suggest not huge amount of opposition to copper gutters. B. Cohen moved that the Avon Place Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith for copper gutters and with the Commissioners' modification that detailed drawings specifying corners and

how fastened to be approved by project monitor, will be in harmony and not incongruous with the historical and architectural values of the district). B. Cohen appointed monitor. Seconded by J. Worden. Voted unanimously.

f. Formal Hearing re: 23 Maple St. (Town of Arlington). Removal of siding, but not any original house trim, architectural details. Anything with wood must be discussed with monitor – Motion by S. Makowka amended by A. Frisch, seconded by J. Worden, approved by all – M. Penzenik appointed monitor.

g. Formal hearing re: 110 Crescent Hill Ave. (Lockery) re: single story addition on rear of house. 15000 SF property. 1st 4 pages photos of house. Idea is to add large room on rear w/foundation. Plenty of space in rear. Addition roughly aligns with front porch. Proposed deck on back of that. Single story addition. Straightforward basement w/windows w/door out. 1st floor 1 room, 2 doors onto deck at rear. Roof plan (called 2nd floor plan). W elevation list of materials. Trying to match what is on house with exception of red shingles. Will be architectural asphalt. Existing gutters aluminum w/aluminum downspouts. Foundation cast in concrete. Existing foundation fieldstone. Will be visible from the roadway. Trying to extend berm along house to help minimize. J. Worden said fieldstone veneer will look so much better than concrete. Homeowner is architect. Price was not something that he could afford. Cast concrete is such a change. Shingles to match. Vertical siding to close in deck. Front porch brings shingle right to ground. S. Makowka said he has no problem, but maybe want to consider horizontal lattice, but whatever the motion is can stand. Applicant asked if can't stand price on stone veneer would be consider letting him have the shingle extend down. It's what the front porch does. M. Penzenik asked about windows – huge difference between Anderson and Marvin. In fact, questions whether Anderson makes all wood window. The dimension of the sash is so skimpy, not welcome Anderson. They don't make an appropriate window. Window awning on south elevation to match window on north elevation. M. Penzenik questioned if original – it is according to B. Cohen. B. Cohen pointed out railings – too wide a railing spacing – 4 inch on center. Space between each baluster is same width as baluster. Will need to do 3 or 3 _ on center. 1 _ inch balusters won't look right – want to use 2 x 2 baluster. Which is actual size 1 _ . Just a little beefier. Very high rail. This is fine in plans. Concealed door under vertical siding to underneath. Don't put 2 x 6, has to have a bit of slope on top of railing. Posts should slope. Posts are cedar 4 x 4. Porch is marginally visible. Wrap LDL in pine, makes it a little beefier. B. Cohen asked about small rod-iron black railing that would disappear – others disagreed. All agreed less is more on front railing though. B. Cohen moved that the Mt. Gilboa/Crescent Hill Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith and with the requirement by the Commissioners for the following changes – balusters on railing on rear deck be 2 x 2, 4 inches on center, veneer cement foundation be fieldstone to match or shingle be brought down to 8 inches of grade or both, proposed windows to be approved by monitor prior to installation, posts on porch to be clad cased, rail be sloped and thicker, front railing design to be approved by monitor, will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by J. Worden. M. Penzenik thinking about 42" height, would like to be 36". Voted unanimously. Monitor A. Frisch.

8. Review of Projects

1. 80 Westminster Avenue (Reitzel 00-09M) – Berkowitz
2. 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) – Makowka
3. 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 – Makowka-COA
4. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
5. 139-141 Westminster (Entov 03-18M) – Berkowitz-COA
6. 14 Jason Street (window change w/o permit) - Makowka
7. 144 Pleasant Street (Cole, 04-1P) – Potter-COA
8. 25 Elder Terrace (Cantlon, 04-3G) – Cohen-COA
9. 79 Crescent Hill (Moore, 04-5G) – Cohen-COA
10. 72 Westminster Ave. (Colman, 04-6G) – Y. Logan-COA
11. 74 Pleasant Street (St John's Episcopal Church, 04-10P) – Makowka-COA
12. 56 Jason Street (Tanner, 04-15J) – Kuhn-COA
13. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-COA
14. 50 Pleasant Street (Town of Arlington, 04-22P) – Penzenik-COA
15. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-COA
16. 19 Westmoreland Ave. (Munro, 04-24M) – Potter-COA
17. 40-42 Pleasant Street (Barbosa for Scire, 05-04P) – Makowka – COA
18. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
19. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
20. 15 Montague Street (Barkans, 05-08M) – Cohen – COA
21. 145 Pleasant Street (Colt, - 05-13P) – Santos – COA
22. 203 Lowell Street (Salocks & Stafford – 05-15M) – Makowka – COA
23. 34 Westminster Avenue (Ahlin for Heinrich – 05-28M) – Santos – COA
24. 14 Westmoreland Avenue (Leveille – 05-29M) – Makowka – COA
25. 145 Pleasant Street (Colt – 05-30P) – Makowka – COA
26. Lot between 147 & 157 Lowell Street (Warnock – 05-33M) – Santos/Cohen – COA
27. 28 Academy Street (Rehrig – 05-34P) – Penzenik – COA
28. 109 Crescent Hill Ave. (Sienkiewicz – 05-35M) – Frisch – COA
29. 10 Central Street (Hedlund – 05-36C) – Penzenik – COA

30. 145 Pleasant Street (Colt – 06-01P) – Santos – CONA
31. 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
32. 7 Westmoreland Ave. (Levy – 06-03M) – Penzenik – COA
33. 205 Pleasant Street (Kavanaugh – (originally 05-30Pcorrected to 06-05P) – Makowka – CONA
34. 106 Crescent Hill Ave. (Magnussen – 06-07M) – Alberg – COA
35. 106 Crescent Hill (Magnussen – 06-10M) – Makowka – CONA
36. 42 Academy Street (Sachs – 06-12P) – Penzenik – COA
37. 197 Lowell Street (Svencer – 06-13M) – Makowka – COA
38. 1 Monadnock Road (Starks & Hopeman – 06-15P) – Makowka – CONA
39. 20 Maple Street (Kapinos – 06-16P) – Makowka – CONA
40. 140 Pleasant Street (Haas – 06-17P) – Makowka – CONA
41. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
42. 23 Jason Street (Shedin for Leary – 06-21J) – Makowka – CONA
43. 106 Crescent Hill Ave. (Magnussen – 06-22M) – Makowka – CONA
44. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
45. 109 Westminster Ave. (Rimes – 06-27M) – Makowka – CONA (Roof Shingles)
46. 111 Pleasant St. (Fredieu – 06-28P) – Makowka – CONA (Front Porch & Main Roof)
47. 16 Maple St. (Rogers – 06-29P) – Makowka – CONA (Tool Shed Demolition)
48. 16 Central St. (Keane for Piechota – 06-30C) – Makowka – CONA (Roof Replacement)
49. 26 Academy St. (Wright – 06-31P) – Makowka – COA (Stoop & Railing Replacement)
50. 243 Pleasant St. (Ferranti – 06-36P) – Makowka – CONA (Roof Replacement)
51. 23 Russell St. (Glover – 06-38R) – Cohen – COA (Porch Rail, Window, Fence)
52. 105 Pleasant St. (Ferraguto – 06-40P) – Makowka – CONA (Front Portico & Beams)
53. 99 Westminster Ave. (Doctrow – 06-43M) – Cohen - COA (Porch)
54. 50 Pleasant St. (Town of Arlington – 06-44P) - Mahowka - CONA (Front Door)
55. 188 Pleasant Street (Spencer – 07-01P) – Makowka – CONA (Gutters, Porch Repairs)
56. 109 Crescent Hill Ave. (Peik for Sienkiewicz – 07-02M) – Frisch – COA (Windows)
57. 251 Pleasant St. (Fitch – 07-03P) – Frisch – COA (Doors)
58. 109-117 Crescent Hill Ave. (Sienkiewicz – Denial 2007) – Makowka (New Construction)
59. 144 Pleasant St. (Yates – 07-04P) – Makowka – CONA (Rear Basement Window)
60. 111 Pleasant St. (Fredieu – 07-05P) – Makowka – CONA (Chimney, Garage Door, Repairs, etc)
61. 390 Mass. Ave. (Kozelian – 07-06A) – Makowka – CONA (Soffit, Fascia, Rafter, Gutter & Slates)
62. 246 Pleasant St. (Eykamp – 07-07P) – Makowka – COA (Driveway, Patio & Portico)
63. 111 Pleasant St. (Fredieu – 07-08P) – Frisch – COA (Gutters, Valley & Scuppers)
64. 12 Russell Terrace (Caritas – 07-09R) – Makowka – CONA (Temporary Fence)
65. 152B Pleasant St. (Cury – 07-10P) – Makowka – CONA (Hot Tub & Fence At Rear)
66. 16 Maple St. (Rogers – 07-11P) – Makowka – CONA (Deck)
67. 23 Maple St. (ARB – 07-12P) – Makowka – CONA (Chimney, Soffitts, Fascia, Gutters)
68. 143-145 Westminster (Ketcios -07-13M) – Makowka – CONA (Trim & Floor Boards on Porch)
69. 24 Irving St. (Kelly – 07-14P) – Makowka – CONA (Windows, Sills, Porch & Balcony)
70. 46 Westminster Ave. (Surratt – 07-15M) – Makowka – CONA (Porch Repair)

Meeting adjourned at 10:53pm.